



Department of Development Services
Planning Division
Meeting Minutes of the
Planning & Zoning Commission
(Subject to approval)

REGULAR MEETING OF THE PLANNING & ZONING COMMISSION
TUESDAY, October 23, 2012

Commissioners Present

Sandra Bobowski
David Blatt
Temple Shannon
Valerio Giadone
Anthony Koos
John Lupo, Jr
Edwin Vargas, Jr.
Gerald Pleasant(Alternate)

Staff Present

Thomas E. Deller
Lynda Crespo
Jon Mullen
Don Chapman
Lisa Silvestri

Chairwoman Bobowski called the meeting to order. Thomas E. Deller, Director of Development Services read the roll. There was a full quorum.

I. Public Hearings

- a. 3 Constitution Plaza-Special Permit application for the construction of a new mixed use high rise development with 195 dwelling units, office and retail space in the B1 zoning district. Applicant & Owner-TAROB, LLC.

Principal Planner Don Chapman presented a summary of the Special Permit for the construction of a new missed used high rise development. Overall, the Commission felt the proposed development to be a good fit, given the past history of the site. However, the Commission suggested that the applicant work with Planning Division as the development moves forward.

Commissioner Bobowski invited the public to speak regarding the subject property.

Al Marotta, a long time resident of Hartford spoke in favor of the development.

There were no other testimonies heard. Chairwoman Bobowski closed the public hearing.

II. Regular Meeting

- A. Consideration of Public Hearing Items

i. 1731, 1733, 1735, 1739, 1741 Broad Street, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 53, 57, 59, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83, 85, 87, 93, 95, 97, 99, 111 Crescent Street, 180 New Britain Avenue-Special Permit application for a planned Residential Development with the new construction of three townhouse style buildings along the south side of Crescent Street for student housing, facilities and parking. Applicant-Kirchoff Campus Properties, Owners-Trustees of Trinity College, Trinity College, Agent-Brian Cohen

A motion to approve the following resolution was made by Commissioner Vargas, Jr, and seconded by Commissioner Lupo, Jr:

- Whereas: The Planning and Zoning Commission has reviewed the Special Permit application for a Planned Residential Development for the construction of three townhouse style buildings for student housing and facilities with parking; and
- Whereas: The proposal will provide housing for 203 Trinity College students, Residence Directors and Faculty; and
- Whereas: The parking lot has 62 spaces which is more than the requirement of 1.5 spaces per unit; and
- Whereas: The proposal has adequate lighting, landscaping and open space for recreational purposes; and
- Whereas: The architectural features fit in with the characteristics of the rest of the neighborhood; and
- Whereas: The proposal meets the requirements of medium density residential for the R3 zoning district with regards to lot area, lot coverage, density, grouping, front and side yard setbacks, height, and parking for a Planned Residential Development; now be it further
- RESOLVED: That the Planning and Zoning Commission hereby approves the Special Permit application for a Planned Residential Development for the construction of three townhouse style buildings for student housing and facilities with parking as shown in the drawings titled, "Trinity College Crescent Street Student Housing Hartford, Connecticut" drawn by Purcell and dated September 13, 2012 with the following conditions:
1. All of the subject properties be merged prior to the issuance of Certificates of Occupancy.

The following Commissioners voted in favor: Bobowski, Blatt, Lupo, Jr., Vargas, Jr., Shannon, Koos and Giadone.

ii. 3 Constitution Plaza-Special Permit application for the construction of a new mixed use high rise development with 195 dwelling units, office and retail space in the B1 zoning district. Applicant & Owner-TAROB, LLC.

A motion to approve the following resolution was made by Commissioner Vargas, Jr, and seconded by Commissioner Lupo, Jr:

WHEREAS, The City of Hartford Planning and Zoning Commission is in receipt of a Special Permit Application to allow the construction of a new high rise mixed use building comprised of 195 apartments and 28,000 sq. ft. of commercial office and retail space at 3 Constitution Plaza and,

WHEREAS, The proposed project is located in the B-1 zoning district where the development of high rise buildings is appropriate and,

WHEREAS, The subject site is currently surrounded by high rise residential and commercial buildings and,

WHEREAS, Such a development will increase the available downtown housing and,

WHEREAS, The proposal is compatible with the Plan of Conservation and Development and,

NOW, THEREFORE, BE IT

RESOLVED, The City of Hartford Planning and Zoning Commission approves the Special Permit Application to allow the construction of a new high rise mixed use building comprised of 195 apartments and 28,000 sq. ft. of commercial office and retail space at 3 Constitution Plaza, with an effective date of November 30, 2012, ;with the follow conditions:

1. The applicant shall submit a landscaping plan for approval of the zoning administrator.
2. The applicant shall submit a lighting plan for the approval of the zoning administrator.
3. The applicant shall submit a parking plan for approval of the zoning administrator.

The following Commissioners voted in favor: Bobowski, Blatt, Lupo, Jr., Vargas, Jr., Shannon and Koos.

The following Commissioner opposed: Giadone

III. Zoning Update

Principal Planner Jon Mullen gave a preliminary review of the proposed text amendments regarding the sale of alcoholic beverages, off street parking, site plan review criteria, landscaping standards, and zoning map changes on Farmington Avenue from B3 zone to B4 zone. Mr. Mullen discussed the proposed changes. A public hearing will be scheduled for public comment.

IV. New Business

No new or old business

V. Approval of Minutes

The minutes of October 9, 2012 were not ready to be addressed.

VI. Adjournment

Respectfully submitted by
Lynda Crespo, Administrative Assistant